



ACERT PTY. LTD. ABN 78 087 986 463 as the
Accredited Certifier and Principal Certifying Authority

Local Government Authority : Pittwater

COMPLYING DEVELOPMENT CERTIFICATE

Environmental Planning and Assessment Act 1979

Part 4 Division 3 Section 84, 84A; 85; 85A

Regulation Part 7 Division 2 Section 134

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Location of Building : **532 Barrenjoey Road, Avalon NSW 2107**
Lot Y DP 28920

Owner's Name : VENUSTON PTY. LTD.

Owner's Address : 6/20 MORVEN RD. MOSMAN 2088

CERTIFICATE N^o.	:	150622
CITATION	:	SEPP (E & CDC 2008) Part 7, Division 1& 2
WORKS DESCRIPTION	:	Demolition of an existing bungalow dwelling
APPLICATION	:	2nd. December 2011
DETERMINATION	:	12th. December 2011
LAPSES	:	12th. December 2016
BUILDING CLASSIFICATION	:	Demolition of an existing bungalow dwelling
LAND USE ZONE	:	Sect. 149(2) Certificate N^o e149/11/0088 dated 9/02/2011
ATTACHMENTS	:	SIMM Demolition and Excavation insurance and license details
	:	

P.O. Box 443 Balgowlah 2093 Ph / Fcs. 9949 3223 Mb 0409800656 acert@ausisp.com

Rect. 315123

14/12/2011



DETERMINATION	:	APPROVED

Demolition is to be carried out in accordance with AS 2601-2001.

Those acting on this Certificate are required by Act of Parliament (Part 5E Electricity Supply Act, Part 4A Gas Supply Act, Part 11A Electricity Supply Regulation and Part 5A Gas Supply Regulation) to contact "Dial Before You Dig" Website on www.1100.com.au. Your local energy authority can supply you with a copy of the WorkCover Authority's "Work Near Underground Assets Guideline"

I certify that:-

- (1) I have been appointed as the Accredited Certifier under section 109D of the Environmental Planning and Assessment Act 1979.
- (2) On the documentation as presented, that the requirements for Complying Development of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* have been complied with.
- (3) The works, subject of this certificate, if completed in accordance with the B.C.A., the above nominated Complying Development Approval Conditions, Plans and Specifications - should comply with the requirements of S81a (5) of the Environmental Planning and Assessment Act 1979

Greg Pooley
Accredited Certifier and PCA
Nº. 328 BPB
12th. December 2011

Inspections / certifications will be required for :-

Final

As determined by the PCA

Conditions applying to this complying development certificate. Note. Complying development must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed hereunder.

Bonded asbestos material and friable asbestos material :

- (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the *Occupational Health and Safety Regulation 2001*,
- (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development

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pursuant to the complying development certificate commences,

(c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,

(d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

(2) This clause applies only to a complying development certificate issued after the commencement of this clause.

(3) In this clause, *bonded asbestos material*, *bonded asbestos removal work*, *friable asbestos material* and *friable asbestos removal work* have the same meanings as in clause 317 of the *Occupational Health and Safety Regulation 2001*.

Note 1. Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2. The effect of subclause (1) (a) is that the development will be a workplace to which the *Occupational Health and Safety Regulation 2001* applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.

Note. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

Protection of adjoining areas

(1) A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

Note. See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences.

Toilet facilities

(1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

(2) Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

Garbage receptacle

(1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.

(2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

**Notification to neighbours**

The person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.

Conditions applying during the works

Note. The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

Hours of construction or demolition

Construction or demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday.

Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

Staging construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering is installed.
- (2) Any approval that is required for connection to the drainage system under the *Local Government Act 1993* must be held before the connection is carried out.
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained.

Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.



Adjoining wall dilapidation report

(1) If on a lot a wall built to a boundary is to be demolished and there is a wall (the **adjoining wall**) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.

(2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

(3) In this clause:

dilapidation report means a report, prepared by a professional engineer, confirming the structural condition of the adjoining wall before the development commences.

Greg Pooley
Accredited Certifier and PCA
Nº. 328 BPB
12th. December 2011

Complying Development Certificate Information

Commencement of building work

Appointment of the Principal Certifying Authority

This form can be used to:

- instigate a Complying Development Certificate.
- notify the council (or Consent Authority) that you intend to commence building work.
- notify the council and the authority that granted development consent or, a complying development certificate, of the appointment of the principal certifying authority.

To complete this form, please place a cross in the boxes ☐ and fill out the white sections

1. Details of the applicant / owner

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☒ COMPANY

First name

VENUSTON PT7. VTD.

Family name

Flat/street no.

6/20

Street name

MORUBEN RD. ABB

Suburb or town

MOSMAN

State

NSW

Postcode

2088

Daytime telephone

0419 2066 88

Facsimile

Mobile

Email

pallanay@saltcap.com

2. Details of the land to be developed

Flat/street no.

532

Street name

Barrenjoey Road

Suburb or town

Avalon

Postcode

2107

Lot no.

Y

Section

DP/MPS no.

28920

Volume/folio

Council Property No. 14385

3. Proof of Ownership

Supply a copy of the Certificate of Title for the above property.

Supply a copy of a most recent Council rate notice.

4. Local Government Area

Pittwater Council

5. Description of the work proposed

Demolition of an existing bungalow

Estimated Cost
\$24K

6. Details of the Complying development approval granted

Complying Development Application N^o.

150622

Application Date

1/12/11

Section 149 Planning Certificate

E149/11/0088

Date Issued

9/2/11

Complying Development Certificate N^o.

150622

Date the certificate was issued

12/12/11

7. Steps taken by the applicant

Indicate the steps you have taken by placing a tick in the appropriate boxes ☐.

☐ I have met all of the conditions that are required by the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* to be satisfied before the issuing of the complying development certificate and construction work begins.

☐ 4I have appointed a principal certifying authority

Name of the principal certifying authority :-

Acert Pty. Ltd.

Greg Pooley

Address of the principal certifying authority

367B Sydney Road, Balgowlah P.O. 443 Balgowlah 2093

Telephone no. of the principal certifying authority

0409 800 656

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

328

8. Residential building work

1. Are you going to build a house or other dwelling or alter or add to a dwelling?

No ☒

☐ Yes ➤

Please complete part 2 below

2. Are you an owner-builder?

Yes ☐ ➤ What is your owner-builder permit no.?

No ➤

Will the work be carried out by someone who is licensed to do so?

Yes ➤ What is the name of the builder?

What is the telephone no. of the builder?

What is the contractor licence no. of the builder?

8. continued

Have you attached to this notice evidence that the licensed person is insured to carry out this type of work?

Yes ☒ See Construction Certificate ✓

No ☐

No ☐ ➤

Have you attached to this notice a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12000?

Yes ☐

No ☐

9. Date the work will commence

14.12.11

10. Signatures

The principal certifying authority must sign the notice.

I acknowledge that I have seen evidence that the builder is licensed and insured (HOW), or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifying Authority for this development.

Signature



Name

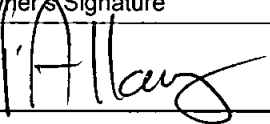
Greg Pooley

Date

12th. December 2011

The owner, or the owner's agent, must sign this notice.

Owner's Signature



Print name

Agent's signature

Print agent's name.

Date

In what capacity are you signing if you are not the owner

Director Venustan Pty Ltd

Attach a letter of authorisation from the owner to act as their agent.

11. Privacy policy

The information you provide in this notice is required under the *Environmental Planning and Assessment Act 1979* if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council, Consent Authority, Certifier and PCA if the information you have provided in this notice is incorrect or changes up to and including the issue of the Final Occupation Certificate.

BOX 28A
(AG482229)

NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORKENS TITLE REFERENCE	
Y/28920	
EDITION	DATE OF ISSUE
5	14/9/2011
CERTIFICATE AUTHENTICATION CODE	
5Q4H-RW-747Z	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT Y IN DEPOSITED PLAN 28920
LOCAL GOVERNMENT AREA: PITTWATER.
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP28920

FIRST SCHEDULE

VENUSTON PTY LIMITED

(T AG482229)

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. H73092 COVENANT

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE WILL BE CONSIDERED AN OFFENCE UNDER THE REAL PROPERTY ACT, 1900

CERTIFICATE OF CURRENCY



GPO BOX 3915
SYDNEY NSW 2001

SIMM DEMOLITION & EXCAVATION

Dear Sir/Madam,

1. STATEMENT OF COVERAGE

The following policy of insurance covers the full amount of the employer's liability under the Workers Compensation Act 1987.

This Certificate is valid from 19/10/2011 to 19/10/2012

The information provided in this Certificate of Currency is correct at: 24/10/2011

2. EMPLOYERS INFORMATION

POLICY NUMBER WC436911157 GROUP NUMBER
LEGAL NAME SIMONETTI
TRADING NAME SIMM DEMOLITION & EXCAVATION
ABN 62670860566

WorkCover Industry Classification number (WIC)	Industry	Numbers of Workers ⁺	Wages [*]
421010	Demolition	6	135000

⁺ Number of workers includes contractors/deemed workers

^{*} Total wages estimated for the current period

3. IMPORTANT INFORMATION

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the Workers Compensation Act 1987. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place ie. Compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate.

A Principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Phone: 13 10 10 Fax: 1300 666 346



RESTRICTED DEMOLITION WORK and BONDED ASBESTOS REMOVAL WORK LICENCE

Issued under the *Occupational Health and Safety Regulation 2001* (NSW). This licence is not transferable.

Licence: 204333

Licence period: From: 7 November 2011

To: 7 November 2013

Licence holder name: Mr Robert Simonetti

ABN: 62670860566

Trading name: Simm Demolition And Excavtion

Address: 2 Caley Street Chifley NSW 2036

The licence holder is authorised to do:

- Bonded asbestos work.
- Demolition work except the following:
 - Demolition of chemical installations.
 - Demolition above 15 metres in height.
 - Demolition using a tower crane on site.
 - Demolition using a mobile crane with a rated capacity greater than 100 tonnes.
 - Demolition of pre-tensioned or post-tensioned structures.
 - Demolition involving floor propping.
 - Demolition using explosives.

Licence Conditions

A recognised supervisor must be on site at all times while licensed work is carried out.

A copy of the licence must be displayed at the work site while licensed work is carried out.

All licensed work is to be notified to WorkCover NSW at least 7 days prior to the work commencing.

The licence holder must notify WorkCover NSW in writing of any changes in licence or supervisor details within 7 days.

Making a difference

PETER VICKERS INSURANCE BROKERS PTY LTD

ABN 68 074 294 081

ACN 074 294 081

Australian Financial Services Licence No: 229302

A Member of Steadfast Group Limited

Suite 2, Ground Floor
345 Pacific Hwy
LINDFIELD NSW 2070

Postal: Suite 2, 345 Pacific Hwy
LINDFIELD NSW 2070
Web: www.pvib.com.au

Tel: 1300 784 011
Fax: (61-2) 9416 9149
E-mail: enquiries@pvib.com.au

Attention: Mr Robert Simonetti
Company: Simm Demolitions And Excavations

CERTIFICATE OF INSURANCE

From: Roisin Medin

We hereby confirm that we have arranged the insurance cover mentioned below:

Robert Simonetti
PO Box 4011
MAROUBRA SOUTH NSW 2035

Date: 24/10/2011
Our Reference: SIMONETTI
RENEWAL

Page 1 of 2

Class of Policy: Liability Insurance
Insurer: Certain Underwriters At Lloyds
One Lime Street, LONDON UK EC3M7HA
ABN:
The Insured: Robert Simonetti Trading As
Simm Demolition And Excavation

Policy No: XO025520U5189
Invoice No: 12748
Period of Cover:
From 19/10/2011
to 19/10/2012 at 4:00 pm

Details:

See attached schedule for a
description of the risk insured

IMPORTANT INFORMATION

The Proposal/Declaration:-

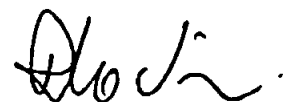
- ☐ is to be received and accepted
by the Insurer
☒ has been received and accepted
by the Insurer

The total premium as at the
above date is:-

- ☐ to be paid by the Insured
☐ part paid by the Insured
☒ paid in full by the Insured

MONTHLY PAYMENTS

Please note that the policy defined above is subject to the receipt of the Proposal Declaration and acceptance by the Insurer (if not already completed and accepted) and subject to the full receipt and clearance of the total premium payable by the insured.



Schedule of Insurance

Page 2 of 2

Class of Policy: Liability Insurance
The Insured: Robert Simonetti Trading As
Simm Demolition And Excavation

Policy No: XO025520U5189
Invoice No: 12748
Our Ref: SIMONETTI

This policy has been written through:

Sterling Insurance Pty Ltd. - ABN 12 084 296 168.
L 8, 33 Berry Street, North Sydney NSW 2060

LIABILITY INSURANCE

OCCUPATION: Demolition, Excavation, Asbestos Removal & Associated Activities
and Property Owners/Occupiers.

SITUATION: Worldwide Excluding USA/Canada

PUBLIC LIABILITY

- Limit of Indemnity \$ 10,000,000
Including:
Goods in Physical & Legal Control of Insured - Limit \$ 250,000
Tenants Liability Included

PRODUCTS LIABILITY

- Limit of Indemnity \$ 10,000,000

EXCESS: \$5,000 Each & Every Claim/Occurrence (costs inclusive)

Endorsements: 8B ASBESTOS REMOVAL LIABILITY (CLAIMS MADE) \$10,000,000
13A UNDERGROUND SERVICES DAMAGE EXCLUSION
Rectification costs for faulty workmanship is excluded but
cover for resultant damage is retained (this is a new endorsement)
refer clause 7.33 in the attached policy wording.

SECURITY: 100% underwritten by certain underwriters at Lloyd's

